

#16-29

2016plat008 – September 6th, 2016

Prepared by Richard Haugen

September 7th, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat008 at their September 6th, 2016 meeting.

Applicants/Owners: Jerry Danielsen, 20221 468th Ave, Bruce, SD 57220

Legal Description: "Plat of Block 1, Danielsen's Subdivision being located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 111 North, Range 50 West of the 5th P.M., Brookings County, South Dakota."

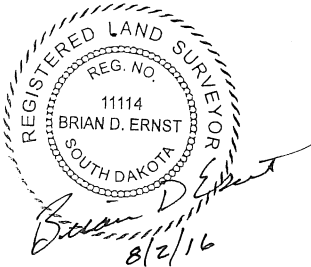
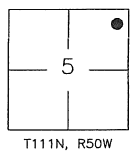
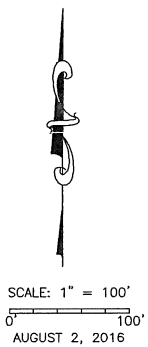
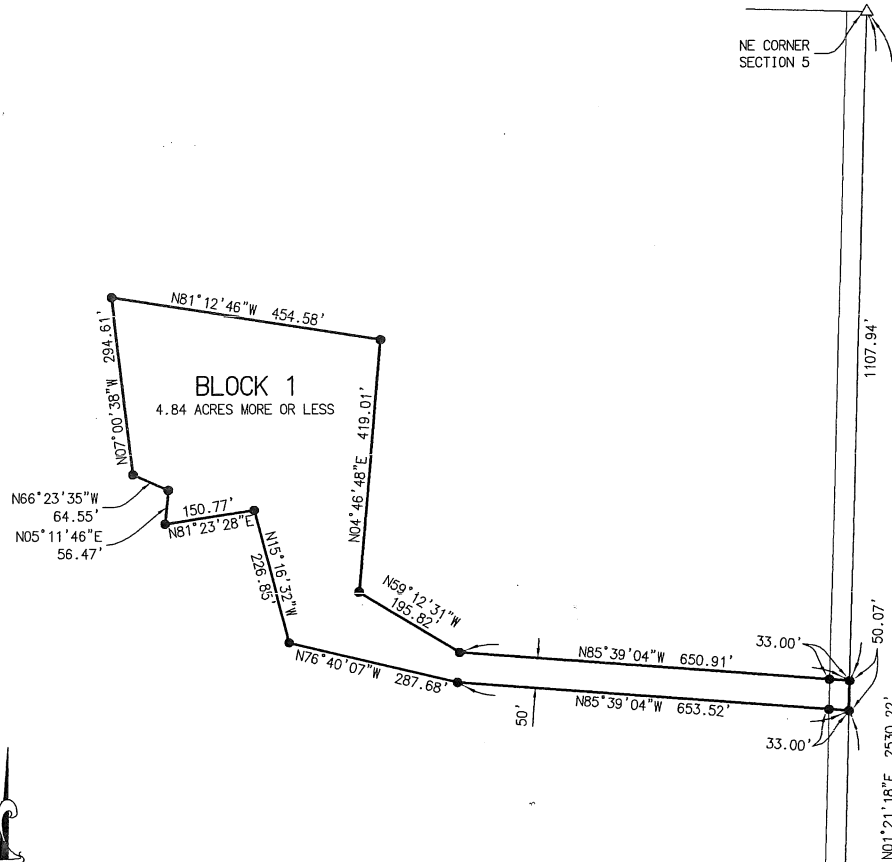
2016plat008: The Danielsen's are platting off an existing 4.84 acre building site from the rest of their land. The building site is existing and the balance of the land is farm ground and grass.

The plat meets the platting requirements and the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF

BLOCK 1, DANIELSEN'S SUBDIVISION

BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 5, T111N, R50W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



NOTES:

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- △ FOUND MONUMENTATION
- SET 5/8" REBAR WITH PLASTIC CAP #111114

PREPARED BY:
FORESIGHT
LAND SURVEYORS
1311 MAIN AVE. S., BROOKINGS, SD 57006
PHONE: 605.695.6442 FAX: 605.697.3122

E 1/4 CORNER
SECTION 5

PLAT OF BLOCK 1, DANIELSEN'S SUBDIVISION

BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 5, T111N, R50W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA
SURVEYOR'S CERTIFICATE

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 2nd day of August, 2016, at the request of the owners, survey and plat a parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 5, T111N, R50W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

PLAT OF BLOCK 1, DANIELSEN'S SUBDIVISION, being located in the Northeast 1/4 of the Northeast 1/4 of Section 5, T111N, R50W of the 5th P.M., Brookings County, South Dakota

This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of AUGUST, 20 16.



Brian D. Ernst
Brian D. Ernst
Registered Land Surveyor No. 11114

OWNER'S CERTIFICATE

This is to certify that we, Jerry M. Danielson and Judith A. Danielson, husband and wife, are the owners of the tract of land located in the Northeast 1/4 of the northeast 1/4 of Section 5, T111N, R50W of the 5th P.M., Brookings County, South Dakota and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance.

We further certify that we requested Brian D. Ernst to plat this tract and that we hereby approve this survey and plat as:

PLAT OF BLOCK 1, DANIELSEN'S SUBDIVISION, being located in the Northeast 1/4 of the Northeast 1/4 of Section 5, T111N, R50W of the 5th P.M., Brookings County, South Dakota.

We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. IN WITNESS WHEREOF we have hereunto set our hands this 26 day of August, 20 16.

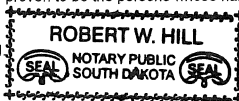
Jerry M. Danielson
Jerry M. Danielson

Judith A. Danielson
Judith A. Danielson

State of South Dakota)
)ss
County of Brookings)

On this the 26 day of August, 20 16, before me, Robert W. Hill, the undersigned officer, personally appeared Jerry M. Danielson and Judith A. Danielson, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Robert W. Hill
NOTARY PUBLIC
My commission expires October 6, 2018

CERTIFICATE OF HIGHWAY AUTHORITY

I, _____, acting for _____ hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

Signature of Highway Authority

COUNTY PLANNING COMMISSION

The County Planning Commission of Brookings County, South Dakota, hereby recommends approval of the above plat. Dated this _____ day of _____, 20 ____.

Secretary of Brookings County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by _____ and seconded by _____, and the motion carried, that the plat as shown hereon and as described in the accompanying certificates of and designated as PLAT OF BLOCK 1, DANIELSON'S SUBDIVISION, being located in the Northeast 1/4 of the Northeast 1/4 of Section 5, T111N, R50W of the 5th P.M., Brookings County, South Dakota, be approved and accepted and the Finance Officer is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, _____, Finance Officer of Brookings County hereby certify that the accompanying plat was approved and accepted by the board of County Commissioners at its meeting of _____, 20 ____.

Finance Officer, Brookings County, South Dakota

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Dated this _____ day of _____, 20 ____.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE OFFICER'S CERTIFICATE

I, _____, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

Dated this _____ day of _____, 20 ____.

Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ day of _____, A.D., 20 ____ at _____ M. And recorded in Book of Plats _____ on Page _____ therein.

Register of Deeds, Brookings County, South Dakota



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|-----------------------|---|--------------|-----|---------------|--------------------------|
| Parcel ID | 200001115005100 | Alternate ID | n/a | Owner Address | DANIELSEN, JERRY M ET UX |
| Sec/Twp/Rng | 5-111-50 | Class | AGA | | PO BOX 336 |
| Property Address | 20221 468TH AVE
BRUCE | Acres | 156 | | BRUCE SD 57220 |
| District | 2005 | | | | |
| Brief Tax Description | E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 5-111-50 156.0 AC
(Note: Not to be used on legal documents) | | | | |



Developed by
The Schneider Corporation